City of Costa Mesa

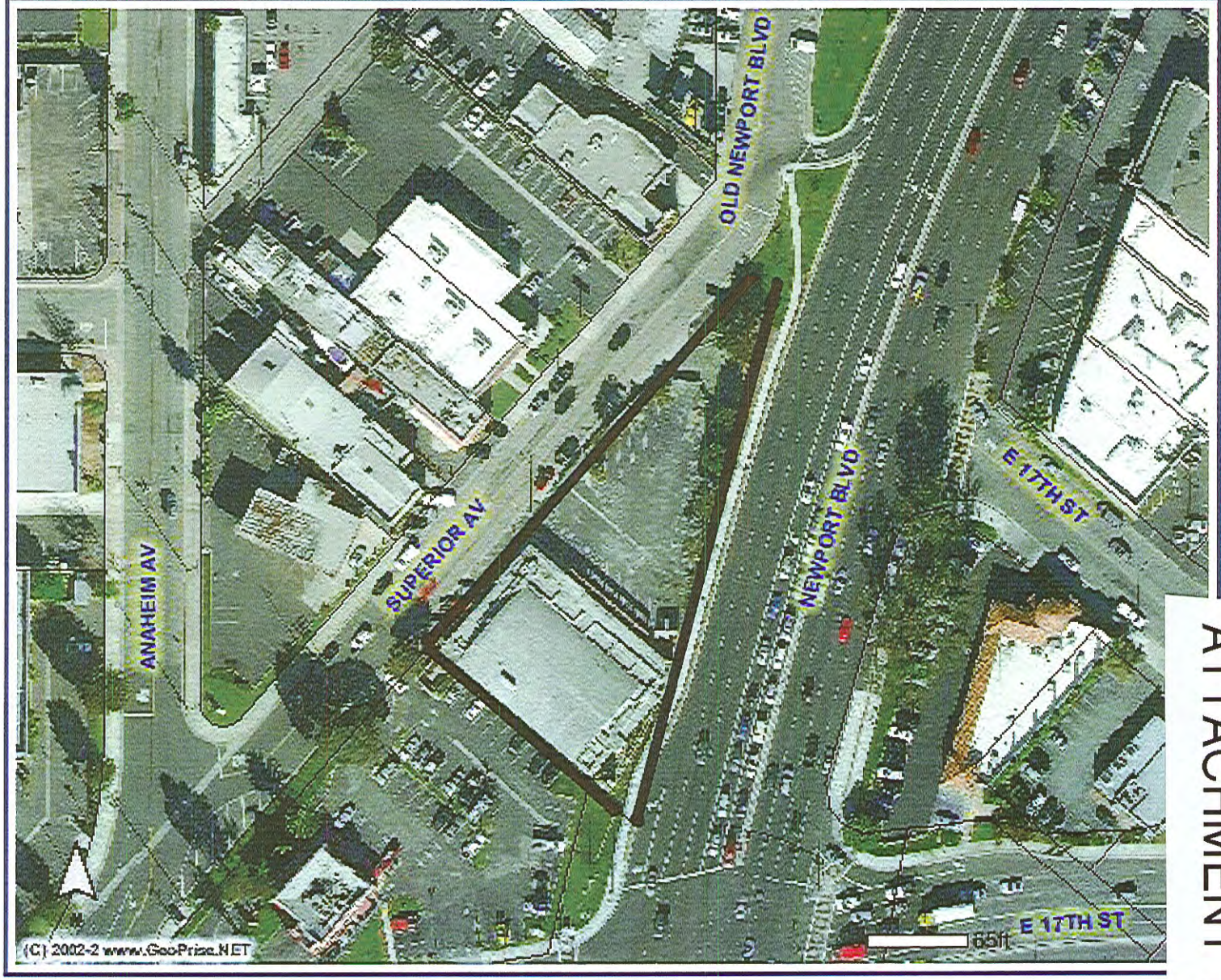
CITY OF COSTA MESA - [Created: 6/1/2012 8:33:21 AM] [Scale: 125.49] [Page: 8.5 x 11 / Landscape]

Overview Map

Legend

- Freeway
- Hydrology
- Channels
- Street Names
- Parcel Lines
- Water Ways
- Ortho 2010 Level1
- Ortho 2008 Level1
- Ortho 2006 Level1
- Parcels

Map Display



ATTACHMENT 1

(C) 2002-2 GeoPrise.net (GeoVec, Inc.) - (866)422-2505

VIEW FROM 17TH & NEWPORT

VIEW FROM NEWPORT

VIEW FROM SUPERIOR

VIEW FROM PARKING LOT

Walgreens

FACILITIES PLANNING
DESIGN AND ENGINEERING
106 WILMOT ROAD
DEERFIELD . IL . 60015

WALGREENS COSTA MESA

1726 SUPERIOR AVENUE
COSTA MESA . CA . 92627

OCTOBER 2011

PERUZZI ARCHITECTS
8800 VENICE BLVD #317
LOS ANGELES, CA 90034
TEL 310 . 838 . 9766
FAX 310 . 838 . 0760

AERIAL CONCEPT RENDERING

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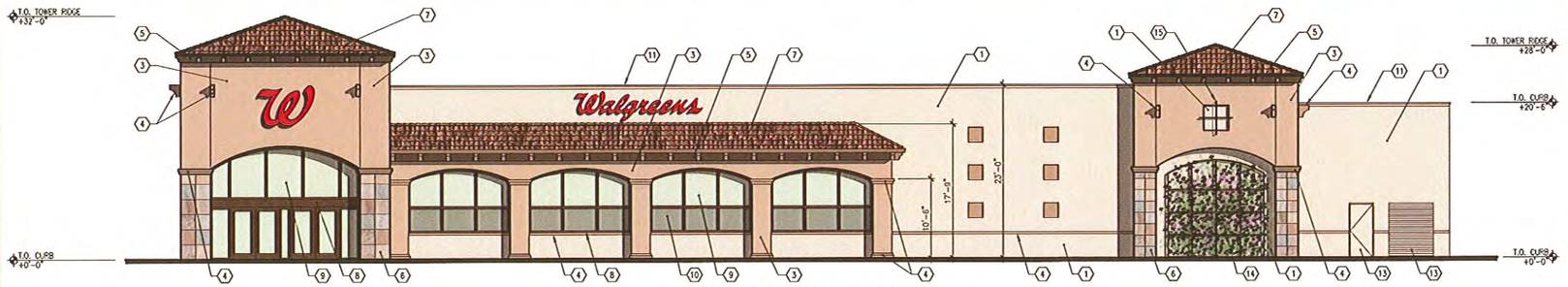
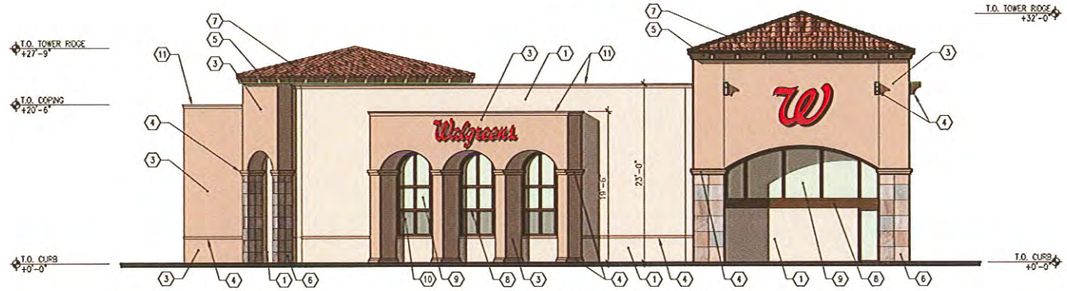
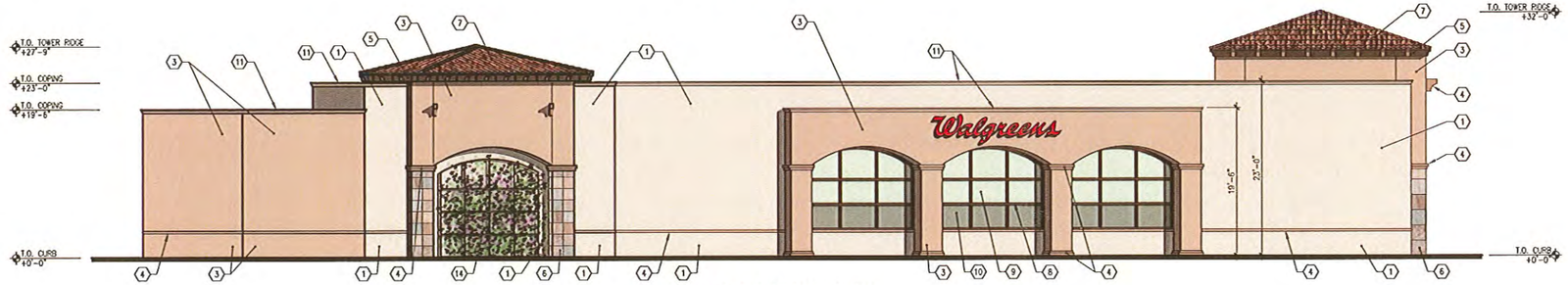


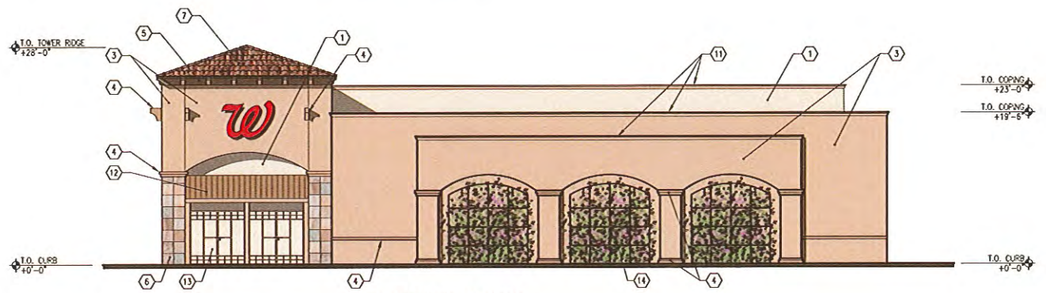
1 ELEVATION - NORTH
SCALE: 1/8"=1'-0"



2 ELEVATION - EAST
SCALE: 1/8"=1'-0"



3 ELEVATION - SOUTH
SCALE: 1/8"=1'-0"



4 ELEVATION - WEST
SCALE: 1/8"=1'-0"

FINISHES

1. EIFS FINISH OVER EXTERIOR CEMENT PLASTER – BENJAMIN MOORE "BONE WHITE"
2. NOT USED
3. EIFS FINISH OVER EXTERIOR CEMENT PLASTER – FRAZEE #8234W "DAPLIN"
4. EIFS FINISH OVER EXTERIOR CEMENT PLASTER – FRAZEE #8235D "BRUSH BOX"
5. PAINT TO MATCH FRAZEE #8236N "GUNNUT"
6. SANDSTONE, SOUTHLAND STONE "LEATHER PINK"
7. CLAY ROOF TILE, 2-PIECE MISSION STYLE, U.S. TILE "PALMERO"
8. MEDIUM BRONZED ANODIZED ALUMINUM STOREFRONT SYSTEM
9. 1" INSULATED GLASS, OLDCASTLE "BLUE-GREEN"
10. SPANDREL GLASS, COLOR TO MATCH (9)
11. PREFINISHED SHEET METAL COPING WITH FACTORY APPLIED KYNAR FINISH TO MATCH CORNICE COLOR, AND G.F.R.C. CORNICE WITH INTEGRAL COLOR TO MATCH (3)
12. STANDING-SEAM METAL ROOF
13. METAL DOOR, PAINT TO MATCH (3)
14. LANDSCAPED SCREEN
15. WROUGHT-IRON DETAIL

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No	DATE	REVISIONS

Walgreens

1726 SUPERIOR AVENUE
COSTA MESA, CA 92627

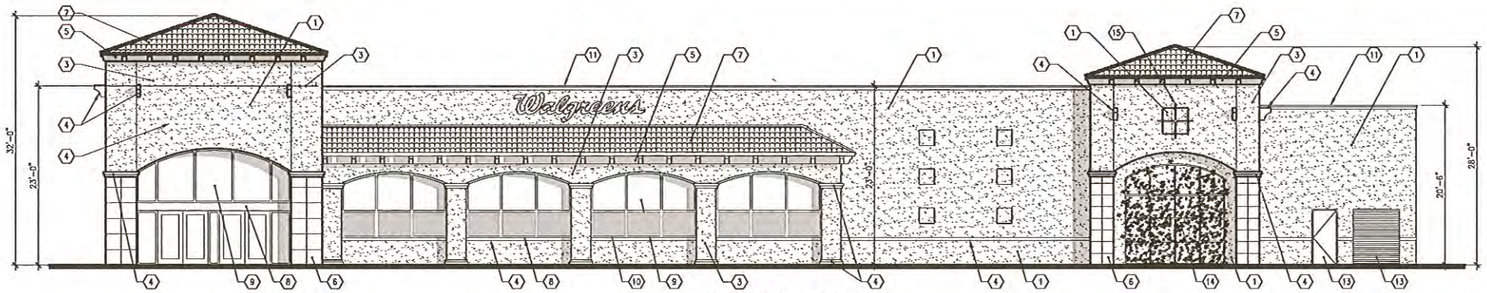
STORE NUMBER: 11652

2012 CRITERIA

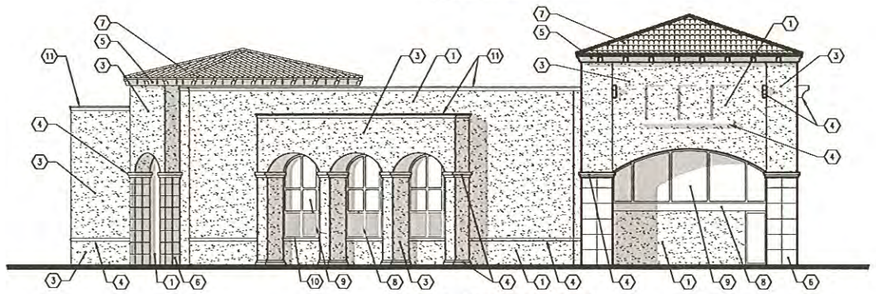
EXTERIOR ELEVATIONS

Project No:	146-025
Date:	01 MARCH 2012
Scale:	1/8"=1'-0"
Drawn:	
Checked:	

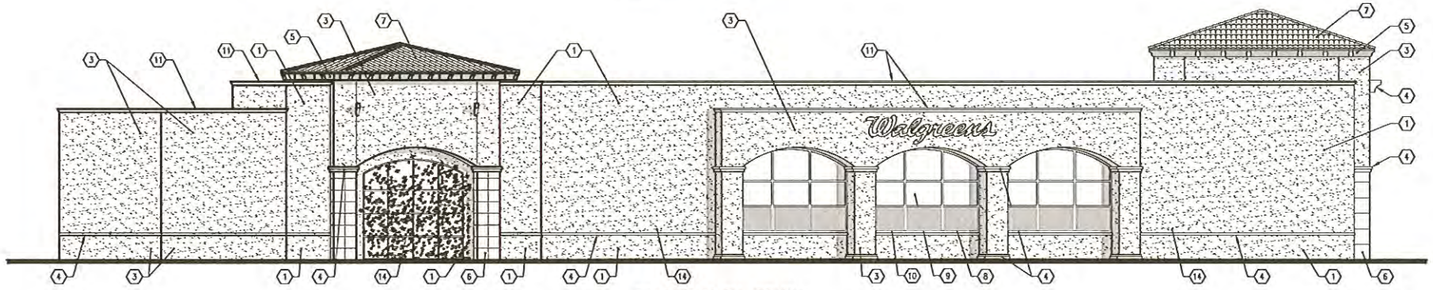
Sheet No: A2.1



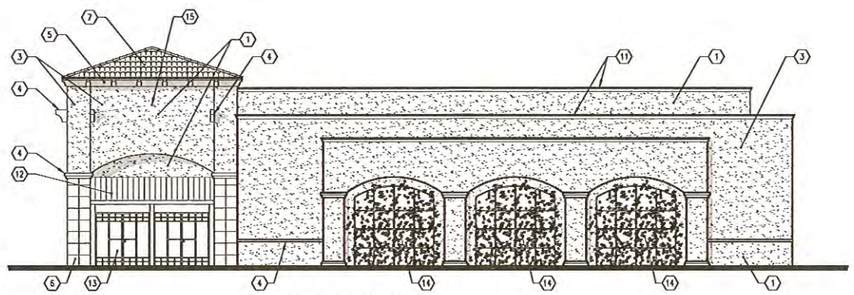
1 ELEVATION - NORTH
SCALE: 1/8"=1'-0"



2 ELEVATION - EAST
SCALE: 1/8"=1'-0"



3 ELEVATION - SOUTH
SCALE: 1/8"=1'-0"



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SCALE: 1/8"=1'-0"

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No.	DATE	REVISIONS

Walgreens

1726 SUPERIOR AVENUE
COSTA MESA, CA 92627

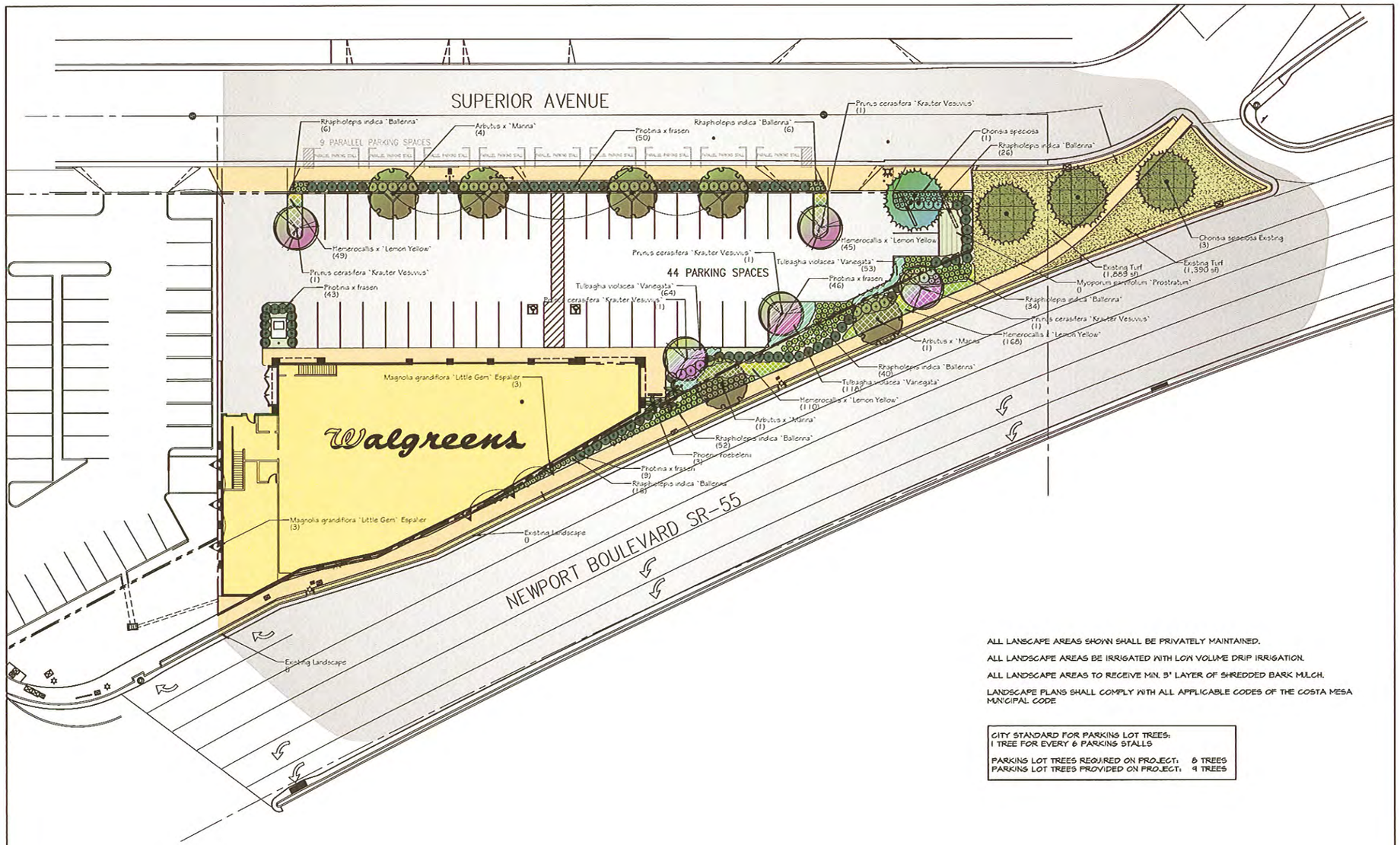
STORE NUMBER: 11652

2012 CRITERIA

EXTERIOR ELEVATIONS

Project No:	146-025
Date:	31 MAY 2012
Scale:	1/8"=1'-0"
Drawn:	
Checked:	

Sheet No: A2.1



ALL LANSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.

ALL LANDSCAPE AREAS BE IRRIGATED WITH LOW VOLUME DRIP IRRIGATION.

ALL LANDSCAPE AREAS TO RECEIVE MIN. 3" LAYER OF SHREDDED BARK MULCH.

LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES OF THE COSTA MESA MUNICIPAL CODE

CITY STANDARD FOR PARKING LOT TREES:
1 TREE FOR EVERY 6 PARKING STALLS

PARKING LOT TREES REQUIRED ON PROJECT: 8 TREES
PARKING LOT TREES PROVIDED ON PROJECT: 9 TREES

WILSON ASSOCIATES
Landscape Architecture
11262 Warmington St.
Riverside, CA 92503
(951) 353-2433 Ph.
(951) 353-1103 Fax

0 20 40 60 80 feet
1" = 20'

11038PLM 10-10-11 REV 11-21-11 REV 5-30-12

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No:	DATE:	REVISIONS:

Walgreens

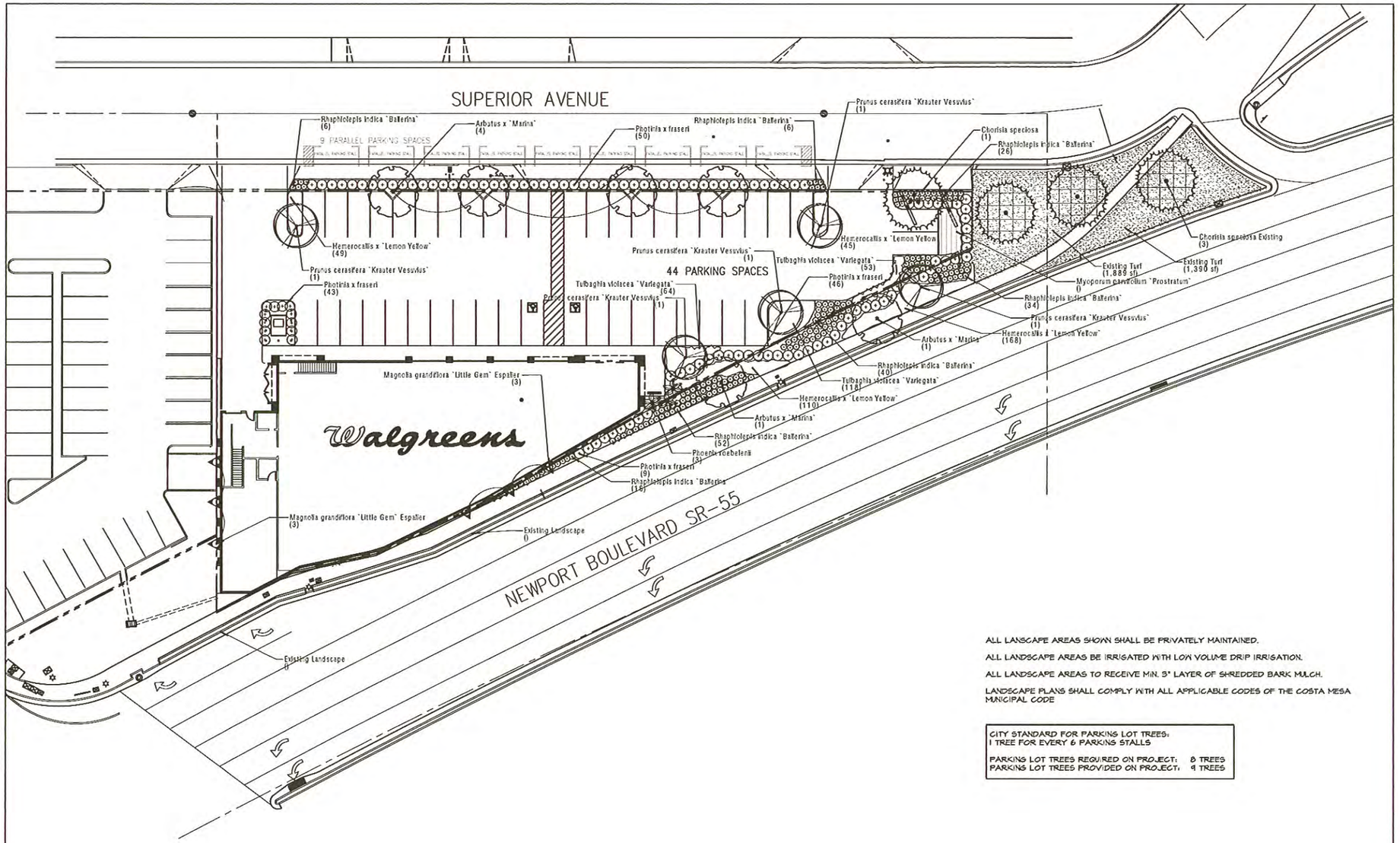
1726 SUPERIOR AVENUE
COSTA MESA, CA 92627

STORE NUMBER: 11652
STORE SIZE: 14,806 S.F.

LANDSCAPE CONCEPT PLAN

Project No:	146-025
Date:	5-30-2012
Scale:	1" = 20'-0"
Drawn:	WA
Checked:	

Sheet No: L-1



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0 20 40 60 80 feet

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11038PLM 10-10-11 REV 11-21-11 REV 5-30-12

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No:	DATE:	REVISIONS:

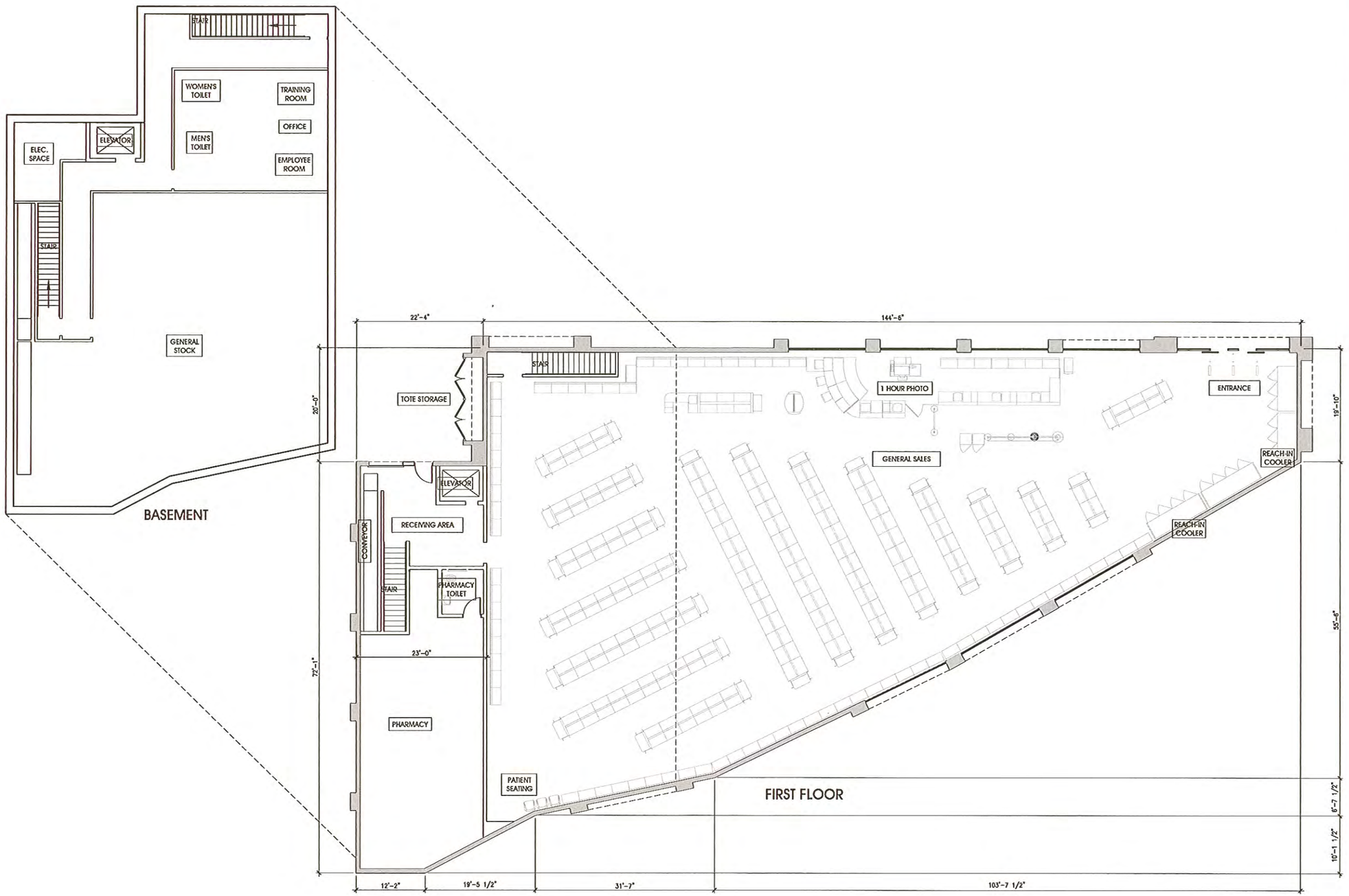
Walgreens

1726 SUPERIOR AVENUE
COSTA MESA, CA 92627

STORE NUMBER: 11652
STORE SIZE: 14,806 S.F.

LANDSCAPE CONCEPT PLAN

Project No:	146-025	Sheet No:	L-1
Date:	5-30-2012		
Scale:	1" = 20'-0"		
Drawn:	WA		
Checked:			



1 FLOOR PLAN
SCALE: 1/8"=1'-0"

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No	DATE:	REVISIONS:

Walgreens

1726 SUPERIOR AVENUE
COSTA MESA, CA 92627

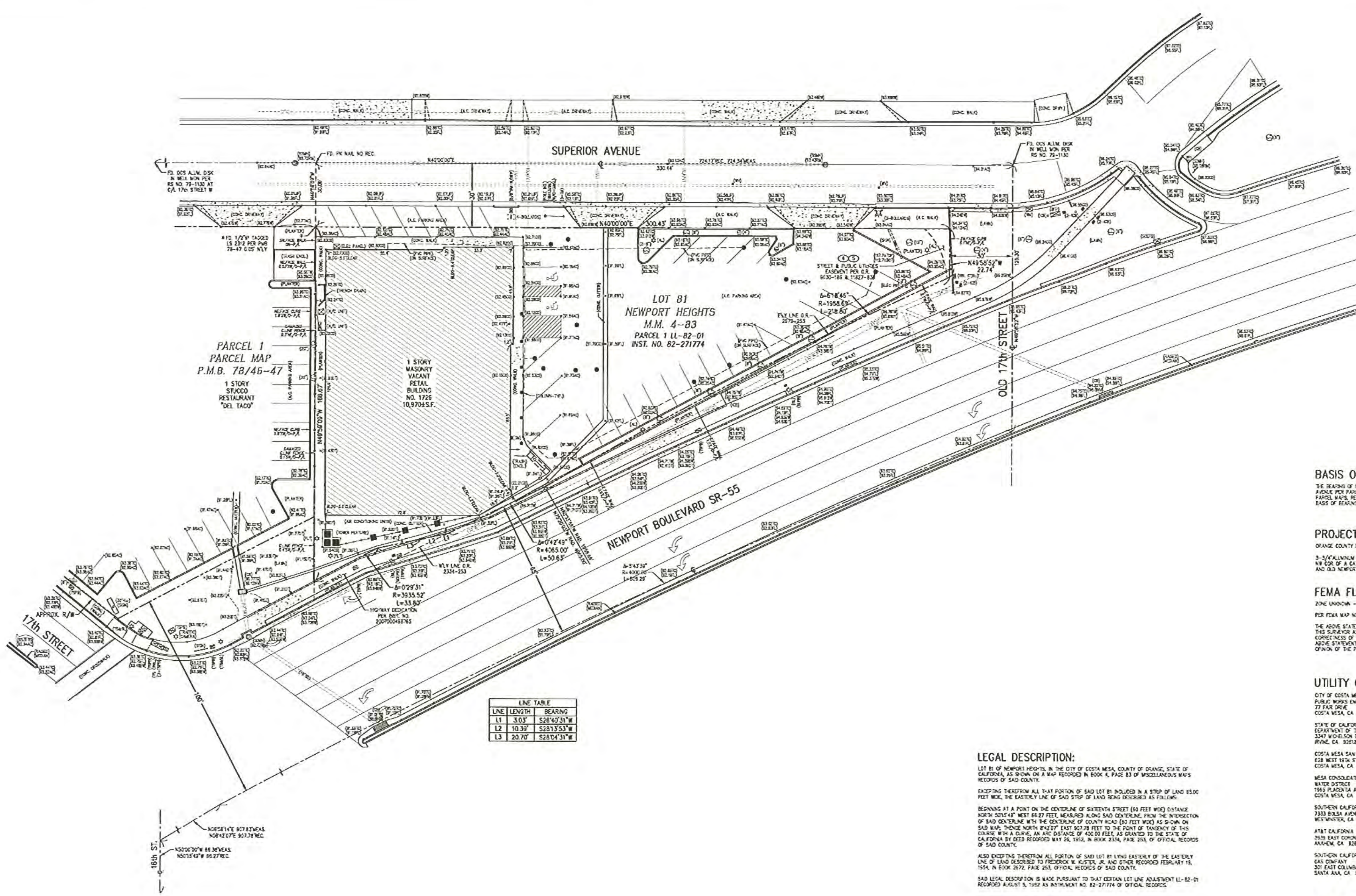
STORE NUMBER: 11652

2012 CRITERIA

FLOOR PLAN

Project No:	146-025
Date:	31 MAY 2012
Scale:	1/8"=1'-0"
Drawn:	
Checked:	

Sheet No: A1.1



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.03'	S26°40'31"W
L2	10.39'	S28°13'53"W
L3	20.70'	S28°04'31"W

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS:

THE BEARING OF N40°00'00"E OF THE CENTERLINE OF SUPERIOR AVENUE PER PARCEL MAP FILED IN BOOK 78 PAGES 46 & 47 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT BENCH MARK:

ORANGE COUNTY B.M. NO. 1E-93-69 ELEVATION=88.755 NAVD 88

3-3/4"ALUMINUM BENCHMARK DISK STAMPED 1E-93-69 SET IN THE NW COR OF A CATCH BASIN LOCATED IN THE SE COR OF 17TH ST AND OLD NEWPORT BLVD.

FEMA FLOOD ZONE:

ZONE UNKNOWN - UNMAPPED AREA

PER FEMA MAP NO. 06059C0268H

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYORS OPINION OF THE PROBABILITY OF FLOODING.

UTILITY CONTACT LIST:

CITY OF COSTA MESA PUBLIC WORKS ENGINEERING 77 FAIR DRIVE COSTA MESA, CA 92628	DAVID SORGE (ASSOCIATE ENGINEER)	(714) 754-5183 (714) 754-5028 FAX
STATE OF CALIFORNIA, DISTRICT 12 DEPARTMENT OF TRANSPORTATION 3347 MICHELSON DRIVE, STE. 100 IRVINE, CA 92612	INFORMATION DESK	(949) 724-2000
COSTA MESA SANITARY DISTRICT 628 WEST 19TH STREET COSTA MESA, CA 92627	ROBIN HAMERS (DISTRICT ENGINEER)	(949) 631-1731 (949) 548-5516 FAX
MESA CONSOLIDATED WATER DISTRICT 1965 PLACENTIA AVENUE COSTA MESA, CA 92628	ROBERT MCVICKER (DISTRICT ENGINEER)	(949) 631-1291 (949) 574-1035 FAX
SOUTHERN CALIFORNIA EDISON 7333 BOLSA AVENUE WESTMINSTER, CA 92683	RYAN VERGARA (SERVICE PLANNER)	(714) 895-0383 (714) 895-0188 FAX
AT&T CALIFORNIA 3939 EAST CORONADO STREET ANAHEIM, CA 92807	GARY BODENWEISER (ENGINEER)	(714) 666-5472 (714) 666-5806 FAX
SOUTHERN CALIFORNIA GAS COMPANY 301 EAST COLUMBINE AVENUE SANTA ANA, CA 92707	STEVE FERNANDEZ (FIELD PLANNING)	(714) 432-6042 (714) 432-6020 FAX

LEGAL DESCRIPTION:

LOT 81 OF NEWPORT HEIGHTS, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LOT 81 INCLUDED IN A STRIP OF LAND 65.00 FEET WIDE, THE EASTERLY LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF SIXTEENTH STREET (60 FEET WIDE) DISTANCE NORTH 50°15'43" WEST 66.27 FEET, MEASURED ALONG SAID CENTERLINE, FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF COUNTY ROAD (60 FEET WIDE) AS SHOWN ON SAID MAP; THENCE NORTH 8°42'07" EAST 907.78 FEET TO THE POINT OF TANGENCY OF THIS COURSE WITH A CURVE, AN ARC DISTANCE OF 400.00 FEET, AS GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 26, 1952, IN BOOK 2334, PAGE 253, OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ALL PORTION OF SAID LOT 81 LYING EASTERLY OF THE EASTERLY LINE OF LAND DESCRIBED TO FREDERICK W. KUSTER, JR. AND OTHER RECORDED FEBRUARY 19, 1954, IN BOOK 2672, PAGE 253, OFFICIAL RECORDS OF SAID COUNTY.

SAID LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN LOT LINE ADJUSTMENT LL-82-01 RECORDED AUGUST 5, 1982 AS INSTRUMENT NO. 82-271774 OF OFFICIAL RECORDS.

EASEMENT NOTES:

3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
PURPOSE: PIPE LINES
RECORDED: MAY 19, 1921 IN BOOK 385, PAGE 85 OF DEEDS
AFFECTS: NON-PLOTTABLE, INDETERMINATE IN NATURE

(4) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: CITY OF COSTA MESA
PURPOSE: STREET AND HIGHWAY
RECORDED: MAY 5, 1971 IN BOOK 9630, PAGE 186 OF OFFICIAL RECORDS
AFFECTS: SHOWN HEREON

(5) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED -RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ORDERING THE VACATION OF AN EXCESS RIGHT-OF-WAY IN A PORTION OF LOT 81 OF NEWPORT HEIGHTS, LOCATED IN THE GENERAL AREA OF SEVENTEENTH STREET AT SUPERIOR AVENUE- RECORDED JULY 27, 1976 AS BOOK 11827, PAGE 836 OF OFFICIAL RECORDS.
AFFECTS: EASEMENT AREA SHOWN HEREON

SURVEYOR'S NOTES:

1. DATES OF SURVEY: 02-21-07, 03-05-07 & 08-04-11.
2. HORIZONTAL DATUM: PARCEL MAP P.M.B. 78-46-47.
3. SITE AREA: 29,613 SQ. FT. OR 0.680 AC.
4. SUBSTRUCTURES SHOWN HEREON ARE BASED UPON CITY AND UTILITY COMPANY RECORDS AND ARE SUBJECT TO CHANGE. THEIR LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. THIS SURVEY IS BASED UPON LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FILE NO. 09302089 DATED FEBRUARY 5, 2007.
6. GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID TITLE REPORT -SUCH AS EASEMENTS- WHICH AFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY KEYED TO SAID TITLE REPORT AND ARE SHOWN HEREON.

SURVEYOR'S STATEMENT:

TO: WALGREEN CO. AND LAWYERS TITLE INSURANCE CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH -MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA-ACSM LAND TITLE SURVEYS,- JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2,3,4,5,7,8,9,10,11&14 OF TABLE -A- THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DAVID R. GRAY, P.L.S. NO. 5239

PROFESSIONAL LAND SURVEYOR
DAVID R. GRAY
No. 5239
Exp. 6/30/13
STATE OF CALIFORNIA

CHECK PLOT
08-12-11

LEGEND:

AL AREA LIGHT
AC ASPHALT
BFP BACKFLOW PREVENTOR
BW BACK OF WALK
CB CATCH BASIN
CO CONCRETE
C-G CONDUIT TO GROUND
DT DIRT
FDC FIRE DEPT. CONNECTION
FF FINISHED FLOOR
FL FLOWLINE
FLT FLOOD LIGHT
GA GUY ANCHOR
ICB IRRIGATION CONTROL BOX
INV INVERTS
IRR IRRIGATION
MH MANHOLE
PB PULL BOX
PIV POST INDICATOR VALVE
SCE SO. CAL. EDISON
SCO SEWER CLEAN OUT
SS SANITARY SEWER
SD STORM DRAIN
SL STREET LIGHT
TC TOP OF CURB
TE TRASH ENCLOSURE
TS TRAFFIC SIGNAL
TW TOP OF WALLS
WM WATER METER
WV WATER VALVE
XFMR TRANSFORMER

E/O EAST OF
W/O WEST OF
N/O NORTH OF
S/O SOUTH OF
P/L PROPERTY LINE
NE/O NORTHEAST OF
NW/O NORTHWEST OF
SW/O SOUTHWEST OF
SE/O SOUTHEAST OF
FIRE HYDRANT
STREET SIGN
CONCRETE BLOCK WALL
WOOD FENCE
IRON OR METAL FENCE
CHAIN LINK FENCE
ELECTRIC LINE
GAS LINE
STORM DRAIN LINE
SEWER LINE
TELEPHONE LINE
WATER LINE
STRUCTURE
TREE WITH SIZE
MONITORING WELL

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JOB NO. 0716 FEBRUARY 2007 OR 888-J4

PREPARED FOR:
WALGREEN CO.
106 WILMOT ROAD, MS1640
DEERFIELD, IL 60015
847-315-4688

A.L.T.A./A.C.S.M. SURVEY

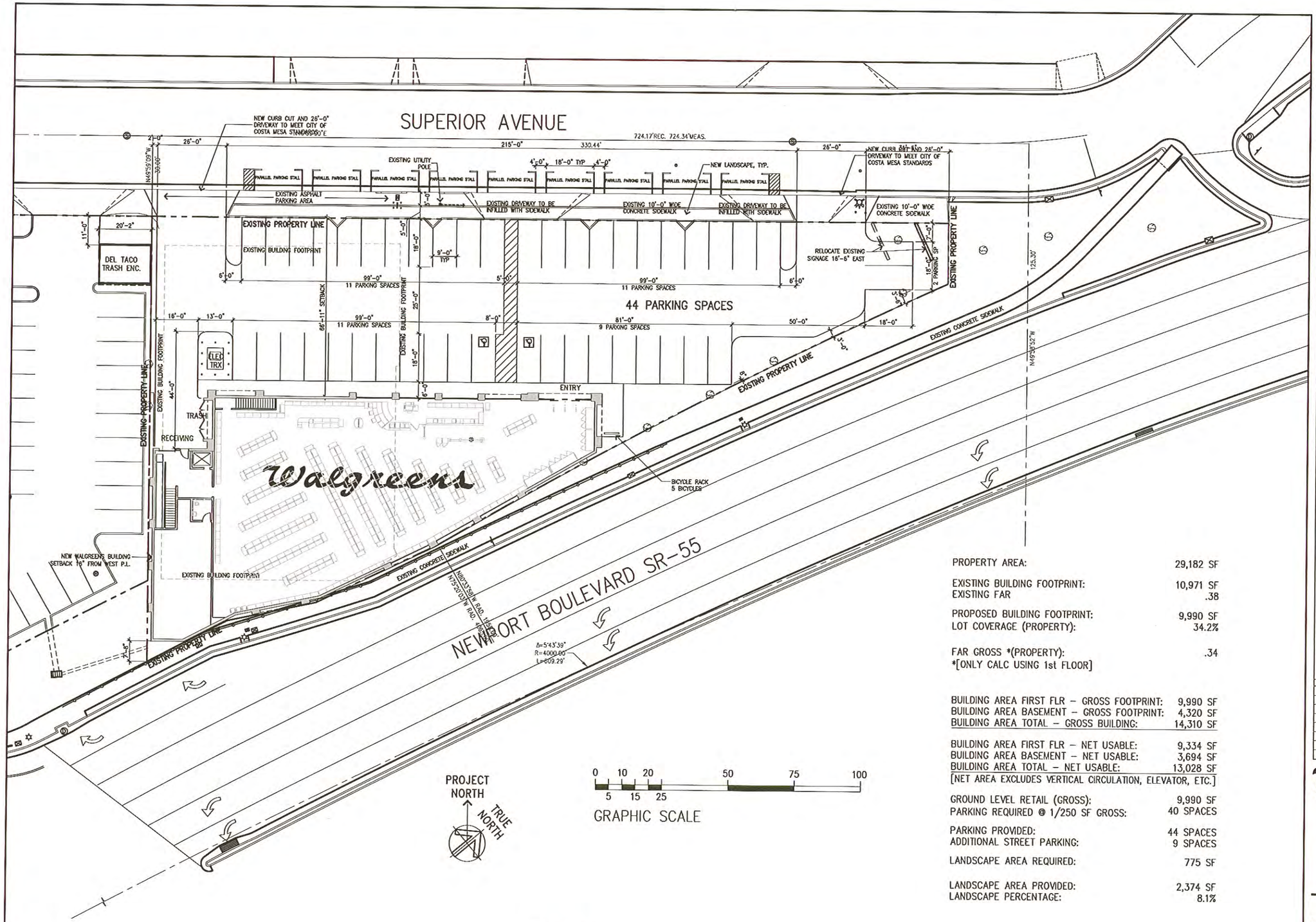
NWC 17TH & NEWPORT, COSTA MESA

PORTION OF LOT 81, NEWPORT HEIGHTS M.M. 4-83
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION OF REVISION
1	11-05-09	ADDED HWY. DEDICATION
2	08-10-11	ADDED NEW HWY. IMPROVEMENTS AND MONITORING WELLS

ALTA
1 of 1

JOB NO. 0716



1 SITE PLAN
SCALE: 1/16"=1'-0"

PROPERTY AREA:	29,182 SF
EXISTING BUILDING FOOTPRINT:	10,971 SF
EXISTING FAR	.38
PROPOSED BUILDING FOOTPRINT:	9,990 SF
LOT COVERAGE (PROPERTY):	34.2%
FAR GROSS *(PROPERTY):	.34
*[ONLY CALC USING 1st FLOOR]	
BUILDING AREA FIRST FLR – GROSS FOOTPRINT:	9,990 SF
BUILDING AREA BASEMENT – GROSS FOOTPRINT:	4,320 SF
BUILDING AREA TOTAL – GROSS BUILDING:	14,310 SF
BUILDING AREA FIRST FLR – NET USABLE:	9,334 SF
BUILDING AREA BASEMENT – NET USABLE:	3,694 SF
BUILDING AREA TOTAL – NET USABLE:	13,028 SF
[NET AREA EXCLUDES VERTICAL CIRCULATION, ELEVATOR, ETC.]	
GROUND LEVEL RETAIL (GROSS):	9,990 SF
PARKING REQUIRED @ 1/250 SF GROSS:	40 SPACES
PARKING PROVIDED:	44 SPACES
ADDITIONAL STREET PARKING:	9 SPACES
LANDSCAPE AREA REQUIRED:	775 SF
LANDSCAPE AREA PROVIDED:	2,374 SF
LANDSCAPE PERCENTAGE:	8.1%

PERUZZI ARCHITECTS
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LOS ANGELES, CA 90034
TEL 310 . 838 . 9766
FAX 310 . 838 . 0760

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No	DATE:	REVISIONS:

Walgreens
1726 SUPERIOR AVENUE
COSTA MESA, CA 92627
STORE NUMBER: 11652

2012 CRITERIA

SITE PLAN R-10

Project No:	146-025
Date:	31 MAY 2012
Scale:	1/8"=1'-0"
Drawn:	
Checked:	

Sheet No: A0.1